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This instrument prepared /
by and after recording /
return to /
Kathryn Schlientz /
American National Bank /
33 N. LaSalle Street /
2nd Floor-Collateral Division /
Chicago, IL 60690 /

DEPT-01 RECORDING \$29.50
157777 TRAN 9075 03/19/97 09:30:00
42964 DR *-97-189321
COOK COUNTY RECORDER

SECOND AMENDMENT TO LEASEHOLD MORTGAGE

This Second Amendment ("Amendment") is effective as of the 20th day of December, 1996, between CDR Associates, Inc., hereinafter referred to as "Mortgagor" and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, hereinafter referred to as "Lender".

WITNESSETH

WHEREAS, on April 28, 1995, Mortgagor executed in favor of Lender, a Leasehold Mortgage (the "Leasehold Mortgage") subsequently recorded on May 2, 1995 in Cook County, Illinois as Document Number 95289366, concerning real estate, legally described in Exhibit "A" attached hereto and incorporated herein. The Leasehold Mortgage was given by Mortgagor to secure payment to Lender of a Note in the principal sum of One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00) given by CDR Associates, Inc. (the "Original Note") and Letter of Credit and Loan Agreement, given by CDR Associates, Inc. ("Borrower") dated April 28, 1995, ("Loan Agreement").

WHEREAS, on April 28, 1995, Steven A. Fishman and Lilly Fishman executed a Mortgage on the premises commonly known as 445 Havenwood, Highland Park, Illinois. This Mortgage was subsequently amended on November 1, 1995 by an Amendment to Mortgage.

WHEREAS, the Original Note was amended pursuant to the Amendment to Leasehold Mortgage dated November 1, 1995, which extended the maturity date to October 1, 1996.

WHEREAS, Borrower has executed in favor of Lender an additional Note dated as of November 1, 1995, in the principal sum of Ninety-five Thousand and 00/100 Dollars (\$95,000.00). This Note along with the Original Note are being renewed and replaced by a Promissory Note in the principal amount of \$275,000.00 dated of even date herewith; referred to hereinafter as the "Note", with such other amendments, modifications, renewals, or replacements thereof.

WHEREAS, the parties hereto have agreed upon a modification of the terms and conditions of the Leasehold Mortgage as herein set forth.

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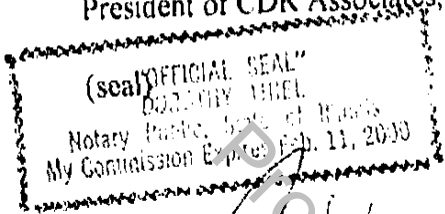
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STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

This instrument was acknowledged before me on 12/23/96 by Steven A. Fishman as President of CDR Associates, Inc.



[Signature]
Signature of Notary

"Lender"
AMERICAN NATIONAL BANK AND TRUST
COMPANY OF CHICAGO

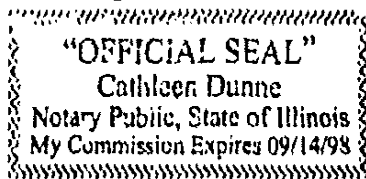
BY: [Signature]
Peter O'Connor, Vice-President

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

This instrument was acknowledged before me on 12/23/96 by Peter O'Connor as Second Vice-President of American National Bank and Trust Company of Chicago.

(seal)

[Signature]
Signature of Notary



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EXHIBIT "A"
TO
SECOND AMENDMENT TO LEASEHOLD MORTGAGE
DATED 12/30/16

LEGAL DESCRIPTION

PARCEL 1:

LOTS 23 TO 31, BOTH INCLUSIVE, IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 13 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR LIGHT, AIR AND VIEW FOR THE BENEFIT OF PARCEL 1 IN, OVER, ABOVE AND ACROSS THE FOLLOWING DESCRIBED AREA:

COMMENCING AT A HORIZONTAL PLANE PARALLEL TO AND 63 FEET ABOVE CHICAGO CITY DATUM AND EXTENDING VERTICALLY UPWARDS TO THE ZENITH BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL 1, 62 FEET EAST OF THE WESTERLY LINE OF SAID PARCEL 1; THENCE SOUTH ALONG A LINE PARALLEL TO AND 62 FEET EAST OF THE WESTERLY LINE OF LOTS 26 AND 27 IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO AFORESAID (SAID WESTERLY LINE OF LOTS 26 AND 27 AFORESAID BEING A CONTINUATION OF THE WESTERLY LINE OF PARCEL 1 EXTENDED SOUTH), A DISTANCE OF 25 FEET TO A POINT IN SAID LOT 26; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF PARCEL 1, A DISTANCE OF 88 FEET EAST TO A POINT IN LOT 24 IN SAID ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO AFORESAID; THENCE NORTH ALONG A LINE PARALLEL TO THE WESTERLY LINE OF LOTS 26 AND 27 AFORESAID, A DISTANCE OF 25 FEET TO THE SOUTH LINE OF PARCEL 1; THENCE WEST ALONG THE SOUTH LINE OF PARCEL 1, A DISTANCE OF 88 FEET TO THE PLACE OF BEGINNING, AS CREATED BY AGREEMENT BETWEEN THE PALMOVIVE PEET COMPANY, A CORPORATION OF DELAWARE, AND CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 25, 1927 AND KNOWN AS TRUST NUMBER 19104, DATED MARCH 31, 1928 AND RECORDED APRIL 30, 1928 AS DOCUMENT 10005790, AND ALSO RECORDED JUNE 21, 1932 AS DOCUMENT 11106014, AND AS CONTINUED AND PRESERVED BY INSTRUMENT DATED DECEMBER 26, 1958 AND

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RECORDED DECEMBER 26, 1958 AS DOCUMENT 17413316, IN COOK COUNTY,
ILLINOIS.

Commonly Known as: 919 N. Michigan Ave., Suite 1600, Chicago, Illinois

PIN: 17-03-213-001

Mortgagors: CDR Associates, Inc.

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